

150.0

0006

0011.B

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONTotal Card / Total Parcel  
825,700 / 825,700  
APPRAISED:  
USE VALUE:  
ASSESSED:

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		GRAND VIEW RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: PRAUD ISABELLE FRANCINE	
Owner 2:	
Owner 3:	

Street 1: 19 GRAND VIEW RD  
Street 2:

Twn/City: ARLINGTON  
St/Prov: MA Cntry: Own Occ: Y  
Postal: 02476 Type:

PREVIOUS OWNER  
Owner 1: ARIES OLIVER J -  
Owner 2: PRAUD FRANCINE ISABELLE -  
Street 1: 19 GRANDVIEW ROAD  
Twn/City: ARLINGTON  
St/Prov: MA Cntry: Own Occ: Y  
Postal: 02476

NARRATIVE DESCRIPTION  
This parcel contains 6,200 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Aluminum Exterior and 2129 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS  
Code Descrip/No Amount Com. Int

PROPERTY FACTORS  
Item Code Description % Item Code Description  
Z R1 SINGLE FA 100 water  
o Sewer  
n Electri  
Census: Exempt  
Flood Haz:  
D Topo  
s Street  
t Gas:

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6200	Sq. Ft.	Site			0	80.	0.98	9									484,800						484,800	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6200.000	338,000	2,900	484,800	825,700		99565
							GIS Ref
							GIS Ref
							Insp Date
							05/04/18

PREVIOUS ASSESSMENT									Parcel ID	150.0-0006-0011.B	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes		
2020	101	FV	338,000	2900	6,200.	484,800	825,700	825,700	Year End Roll	12/18/2019	
2019	101	FV	262,700	3000	6,200.	454,500	720,200	720,200	Year End Roll	1/3/2019	
2018	101	FV	262,700	3000	6,200.	375,700	641,400	641,400	Year End Roll	12/20/2017	
2017	101	FV	262,700	3000	6,200.	345,400	611,100	611,100	Year End Roll	1/3/2017	
2016	101	FV	262,700	3000	6,200.	315,100	580,800	580,800	Year End	1/4/2016	
2015	101	FV	246,000	3000	6,200.	309,100	558,100	558,100	Year End Roll	12/11/2014	
2014	101	FV	246,000	3000	6,200.	287,200	536,200	536,200	Year End Roll	12/16/2013	
2013	101	FV	246,000	3000	6,200.	273,300	522,300	522,300		12/13/2012	

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price V Tst Verif Notes
ARIES OLIVER J,	55329-110		9/8/2010	Convenience	100 No No
PYLES KEVIN/SHE	47872-223		7/28/2006		525,000 No No
JACOB-DOLAN PET	39534-601		6/13/2003		490,000 No No
MORSE JOSEPH E	24500-115		4/29/1994		164,300 No No Y

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
6/28/2012	811	Re-Roof	8,000			G9	GR FY09	14 x 18 deck	5/4/2018	MEAS&NOTICE	BS	Barbara S											
9/12/2007	799	Wood Dec	12,719					PORCH TO LIVING AR	11/14/2008	Meas/Inspect	189	PATRIOT											
7/12/1999	434	Alterati	8,000					ADD 2 DORMERS(GABL	11/16/2006	MLS	MM	Mary M											
7/23/1996	338		3,000					SHED DORMER	11/13/2000	Hearing N/C	264	PATRIOT											
10/26/1995	622		7,200					REMODEL KITCHEN	11/23/1999	Meas/Inspect	268	PATRIOT											
3/24/1995	122		4,000						7/14/1993		KT												

Sign: VERIFICATION OF VISIT NOT DATA / / /



USER DEFINED

Prior Id # 1:	99565
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/11/20	01:55:49
LAST REV	
Date	Time
05/30/18	08:34:30
ekelly	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>						<b>COMMENTS</b>						<b>SKETCH</b>									
Type:	5 - Cape		Full Bath:	2	Rating:	Good		PATIO=FAIR COND.																			
Sty Ht:	1T - 1 & 3/4 Sty		A Bath:	Rating:																							
(Liv) Units:	1	Total:	1	3/4 Bath:	Rating:																						
Foundation:	1 - Concrete		A 3QBth:	Rating:																							
Frame:	1 - Wood		1/2 Bath:	Rating:																							
Prime Wall:	3 - Aluminum		A HBth:	Rating:																							
Sec Wall:			OthrFix:	Rating:																							
Roof Struct:	1 - Gable		<b>OTHER FEATURES</b>																								
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:		Very Good																				
Color:	WHITE		A Kits:	Rating:																							
View / Desir:			Frl:	Rating:																							
<b>GENERAL INFORMATION</b>						WSFlue:	Rating:																				
Grade:	C - Average		<b>CONDOS INFORMATION</b>																								
Year Blt:	1950	Eff Yr Blt:	Location:																								
Alt LUC:			Total Units:																								
Jurisdct:			Floor:																								
Const Mod:			% Own:																								
Lump Sum Adj:			Name:																								
<b>INTERIOR INFORMATION</b>						<b>DEPRECIATION</b>						<b>REMODELING</b>						<b>RES BREAKDOWN</b>									
Avg Ht/FL:	STD		Phys Cond:	GV - Good-VG	10.	%	Exterior:			No Unit	RMS	BRS	FL														
Prim Int Wall	1 - Drywall		Functional:			%	Interior:			1	7	4															
Sec Int Wall:			Economic:			%	Additions:																				
Partition:	T - Typical		Special:			%	Kitchen:																				
Prim Floors:	3 - Hardwood		Override:			%	Baths:																				
Sec Floors:			Total:	10.8		%	Plumbing:																				
Bsmnt Flr:	12 - Concrete		<b>CALC SUMMARY</b>						Electric:																		
Subfloor:			Basic \$ / SQ:	105.00		%	Heating:																				
Bsmnt Gar:	1		Size Adj.:	1.29585576		%	General:																				
Electric:	3	- Typical	Const Adj.:	0.99989998		%	<b>COMPARABLE SALES</b>																				
Insulation:	2	- Typical	Adj \$ / SQ:	136.051		%	Rate	Parcel ID	Typ	Date	Sale Price																
Int vs Ext:	S		Other Features:	89500		%																					
Heat Fuel:	2	- Gas	Grade Factor:	1.00		%																					
Heat Type:	1	- Forced H/Air	NBHD Inf:	1.00000000		%	WtAv\$/SQ:		AvRate:		Ind.Val																
# Heat Sys:	1		NBHD Mod:			%																					
% Heated:	100		LUC Factor:	1.00		%																					
Solar HW:	NO		Adj Total:	378959		%	Juris. Factor:			Before Depr:	136.05																
% Com Wall:		% Sprinkled:	Depreciation:	40928		%	Special Features:	0	Val/Su Net:	117.16																	
			Deprecated Total:	338031		%	Final Total:	338000	Val/Su SzAd:	207.90																	
<b>MOBILE HOME</b>						Make:			Model:			Serial #:			Year:			Color:									
<b>SPEC FEATURES/YARD ITEMS</b>						<b>PARCEL ID</b> 150.0-0006-0011.B												<b>IMAGE</b>									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
22	Wood Deck	D	Y		114X18	G	GD	2007	12.46	T	7.2	101			2,900												
More: N	Total Yard Items:	2,900		Total Special Features:			Total:	2,900																			